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WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

Notice is hereby given that Cabinet have made the following executive decisions for the reasons set out below.

SUBJECT: TRULY AFFORDABLE HOUSING STRATEGY

Recommendations

That Cabinet:

- Approves, subject to legal due diligence, the proposed change of tenure from intermediate rent to social rent at the Council's developments at Luton Street, Ashbridge, Luxborough, West End Gate, Torridon and Carlton Dene, in line with the changes proposed in section 6, and from shared ownership to intermediate rent at Lyons Place, as detailed in section 7.
- Approves, subject to legal due diligence, the proposed change of tenure from market homes to affordable rent, and within affordable tenures, at 300 Harrow Road and Westmead development schemes.
- Delegates authority to the Executive Director of Growth Planning and Housing i) to approve any necessary terms to effect recommendations at section 2.1 and 2.2. ii) in consultation with the Director of Law, to enter into and or amend any existing legal and financial documents, planning agreements and submit planning applications as required to implement recommendations at section 2.1 and 2.2.
- Notes that the intermediate housing at Jubilee Phase 2 and Parsons North, as well as the private homes at Cosway Street, are unaffected by this report.
- Notes that the relevant Cabinet Member may make further decisions, in consultation with the Cabinet Member for Finance and Council Reform, on the projects outlined in section 7 and any others which may be identified, in accordance with the strategy proposed in this report. Page 9 4
- Approves that the development of schemes at Blomfield Mews, Woodchester, Bayswater and Brunel are put on hold and that the allocated funding be removed from the capital programme and redirected to support the delivery of proposals within this report. In addition, approves the HRA undertaking £4.5m of additional borrowing to fund the proposals.
- Notes that the additional grant funding from the Greater London Authority (GLA) referenced in this paper is subject to separate approval from the relevant Cabinet Members.
- Delegates authority to the Executive Director of Growth, Planning and Housing, in consultation with the Director of Law, to take all or any further actions required by the Council to facilitate the decisions of Westminster Builds (WHIL or WHDL)

or Westminster Community Homes, where those actions align with the recommendations of this report.

Summary of Decision

- Westminster City Council is committed to maximising the delivery of truly affordable housing across the Council's housebuilding pipeline. This report begins the process of ensuring that council-led development schemes prioritise low-cost social rent housing and provide Westminster residents and their families with genuinely affordable housing options.
- The recommendations of this report will see the initial delivery of at least 143 new social rented homes in Westminster and outline the way that major regeneration schemes can deliver a further 100 or more social homes and authorise acquisitions so that more people on the waiting list can be housed in the City.
- This will add to the 1,200 social homes already in the Council's development pipeline and will begin addressing the waiting list of more than 4,000 households currently registered for social housing. It will begin to reduce the numbers of families relying on temporary accommodation (particularly those currently housed outside of the borough).

Reasons for Decision

- In June 2022, Cabinet Members requested a review of the Council's development programme with the aim of increasing the delivery of Truly Affordable Housing. A Future of Westminster Commission was established with specialist housing professionals providing advice on increasing genuinely affordable housing. As a priority, looking at options for improving the Council's response to homelessness and housing need, as well as the quality of services provided to tenants and leaseholders.
- A clear objective was provided to Council officers, who, considering a range of options, have developed a preferred way forward presented in this report. By a combination of converting market homes to affordable as well as changing the tenure of affordable homes of two or more bedrooms to social rent, 143 more social rent homes can be created. In addition, the preferred way forward sets out the approach to major regeneration projects at Church Street and Ebury.
- The Council's development programme is well established, and the projects affected by the changes are at various stages of governance. By consolidating the changes across the programme, the resulting financial and legal implications can be considered in full. This report clarifies which projects are unaffected by the review, recommends schemes where the changes can be enacted and sets out the future governance for projects which, by their scope and implications, require separate approval.
- Where this report refers to Westminster Builds (WB) it can be interpreted as applying to either Westminster Housing Investments Limited (WHIL), Westminster Housing Developments Limited (WHDL) or both.

Publication Date: 17th October

Implementation Date: 24th October

SUBJECT: PRIORITIES FOR THE COMMUNITY INFRASTRUCTURE LEVY (CIL) AND UPDATE TO THE CIL SPENDING POLICY STATEMENT AND GOVERNANCE ARRANGEMENTS

Recommendations

That Cabinet agree:

- To adopt the revised CIL Spending Policy Statement, replacing the previous CIL Spending Policy Statement (adopted November 2017).
- That all future CIL allocations be informed by the policies and priorities set out in the revised CIL Spending Policy Statement.
- That the delegations to the Cabinet CIL Committee be withdrawn and the Committee be disbanded.
- To note that the functions delegated to the CIL Committee will be re-delegated by the Leader as set out in section 4.5 of this report and that these delegations will be set out in the relevant sections of the Constitution.
- That appropriate notices to give effect to the governance changes be served under section 12.4 of the Leader and Cabinet Procedure Rules contained in the Constitution.

Summary of Decision

- This report recommends that local policy on the Community Infrastructure Levy (CIL) is updated to reflect new priorities and approaches.
- The report also sets out new governance arrangements for the administration of CIL, most notably removing the Cabinet CIL Committee as a sub-committee of Cabinet and transferring the authority to take decisions previously reserved for the CIL Committee to other bodies or individuals. These changes will simplify governance arrangements while maintaining transparency and robust checks and balances within the system.
- CIL is a financial contribution collected from developers to fund the provision, improvement, replacement, operation, or maintenance of infrastructure needed to support development and growth. Strategic CIL (current balance £78.5m) funds strategically important infrastructure projects across the City and Neighbourhood CIL (current balance £16.5m) funds projects identified by local people in the area the development took place.
- Funding decisions are informed by national requirements and local policy. The existing local policy is too rigid in its understanding of infrastructure and reflects outdated priorities. The revised policy would establish a more inclusive and flexible definition of infrastructure, introduce policies including on revenue spending, and would prioritise projects to reflect the Fairer Westminster Strategy.

Reasons for Decision

- To update the CIL Spending Policy Statement which: reflects a broader, more flexible approach to infrastructure and infrastructure funding; updates CIL funding priorities to reflect the Fairer Westminster Strategy; introduces new policies such as a policy on revenue spending; and rationalises and updates CIL eligibility considerations to ensure CIL funds are directed to projects which are deliverable, good value and will benefit local communities.
- Governance arrangements for CIL require updating to enable better decision making and better enable the implementation of the policy changes proposed.

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